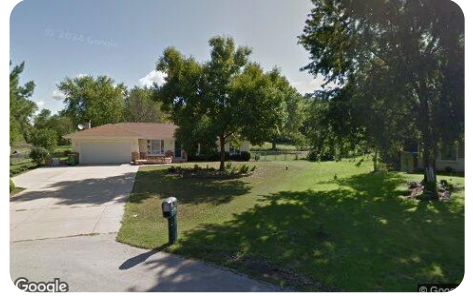


Single Family Residence **RESIDENTIAL**

11785 BEND RIVER RD

ROSCOE, IL 61073

\$283,574 TopHap Estimate · \$181 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,564 ft²

LIVING AREA

0.6 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$284K

\$266K low

\$302K high

Est. Owner Equity

\$137,774

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,190 (2025)
Assessed Value	\$72,635
Previous Assessed	\$66,339
Assessor Market Value	\$217,905

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.60
Foundation	No Foundation
Heating	Gas
Pool	No

Deck

CLIMATE RISK

1
FLOOD

25
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 10, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.1 mi
Roscoe Middle School	Middle	6–8	2.1 mi
Ledgewood Elementary School	Elementary	PK–1	3.4 mi

District: Hononegah Community High School District 207

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 61073

42 CRIME INDEX	89 AIR POLLUTION	20,151 POPULATION	\$101K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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